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GRAFTON, MA
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PLANNING DEPARTMENT

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 1120 • FAX (508) 839-4602
planningdept@graffon-ma.gov
www.graffon-ma.gov

OCT 30 2018

APPLICATION FOR SPECIAL PERMIT

Application No. SP2018-16

PLANNING BOARD

APPLICANT & PROPERTY OWNER INFORMATION

NAME NICHOLAS FRANK
STREET 14 GEORGE HILL RD CITY/TOWN GRAFTON
STATE MA ZIP 01519 TELEPHONE 508-839-3070 / C-865-755-8238
NAME OF PROPERTY OWNER (if different from Applicant) _____

Deed recorded in the Worcester District Registry of Deeds Book 47404 Page 255

SITE INFORMATION:

STREET AND NUMBER 14 GEORGE HILL RD.
ZONING DISTRICT A ASSESSOR'S MAP 0680 LOT #(S) 0010.0
LOT SIZE 1.875 FRONTAGE 150+
CURRENT USE RESIDENTIAL

PROJECT/PLAN INFORMATION:

PLAN TITLE 2 STALL HORSE BARN
PREPARED BY (name/address of PE/Architect) _____
DATES _____

Use for which Special Permit is sought: (refer to § 3.2.3.1 of the Zoning Bylaw - Use Regulation Table):

CONSTRUCTION OF STABLE IN HOUSE 2 HORSES

Cite all appropriate sections of the Zoning By-Law which pertain to this Application, Use and Site:

TO THE GRAFTON PLANNING BOARD:

The undersigned, being the APPLICANT named above, hereby applies for a SPECIAL PERMIT to be granted by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete.

Applicant's Signature _____ Date: _____

* Property Owner's Signature (if not Applicant) _____ Date: 10/29/18

EXHIBIT 1a.

29 Oct 18

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2018 OCT -9 PM 2:57

12

OCT -9 2018

APPLICATION FOR SITE PLAN APPROVAL

Application No. SP 2018-16

PLANNING BOARD
GRAFTON, MA

NAME: NICHOLAS FRANK

STREET 14 GEORGE HILL RD

CITY/TOWN GRAFTON

STATE MA ZIP 01519 TELEPHONE

PROPERTY OWNER NAME: Same

STREET

CITY/TOWN

STATE ZIP TELEPHONE

Deed recorded in the Worcester District Registry of Deeds Book Page

CONTACT PERSON'S NAME: John Carlson

TELEPHONE 508-612-7373

SITE INFORMATION:

STREET AND NUMBER 14 GEORGE HILL RD

ZONING DISTRICT A ASSESSOR'S MAP 068.0 LOT #(S) 0010.1

LOT SIZE 2.875 FRONTAGE 150' +

CURRENT USE RESIDENTIAL

PLAN INFORMATION:

PLAN TITLE 2 STALL HORSE BARN

PREPARED BY

DATE PREPARED

REVISION DATE

Describe proposed changes / additions: REPLACE HORSE BARN DESTROYED BY FIRE + REAPPLY FOR PERMIT PREVIOUSLY ISSUED

TO THE GRAFTON PLANNING BOARD:

The undersigned, being the APPLICANT named above, hereby applies for approval of the above entitled SITE PLAN by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete and that said PLAN conforms with the requirements of the Zoning By-Law of the Town of Grafton.

Applicant's Signature

John H. Carlson

Date: 10/5/18

Property Owner's Signature (if not Applicant)

Nicholas Frank

Date: 10/8/18

EXHIBIT 1b.

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TOWN OF GRAFTON
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30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
Phone: (508) 839-5335 ext 1170 • FAX: (508) 839-4602
www.grafton-ma.gov

OCT 9 2018

TREASURER / COLLECTOR

Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input type="checkbox"/> Planning	_____	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

NICHOLAS FRANK
Petitioner Name

SAME
Property Owner / Company Name

14 GEORGE HILL RD
Petitioner Address

SAME
Property Address

GRAFTON
City, State, Zip

Grafton, MA
City, State, Zip

Phone _____

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise	✓		
Disposal			✓
General Billing			✓

Christine Atchue
Treasurer / Collector Name (please print)

Christine Atchue
Treasurer / Collector Signature

9/5/18
Date

10/9/2018

14 George Hill Road
Map 68, Lot 10D

Tammy Kalinowski
Tammy Kalinowski, Office Manager

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
110/059.0-0000-0022.0	7 GEORGE HILL ROAD	BARTON JOHN J	ALTMAYER KATRINA R	7 GEORGE HILL ROAD	GRAFTON	MA	01519	34451	220
110/059.0-0000-0022.A	9 GEORGE HILL ROAD	PIERIE THOMAS W JR	PIERIE BONNIE B	PO BOX 131	GRAFTON	MA	01519	5329	179
110/059.0-0000-0024.0	114 MERRIAM ROAD	CHURCHILL FREDERIC		243 PLEASANT STREET	S YARMOUTH	MA	02664	6442	94
110/059.0-0000-0024.A	120 MERRIAM ROAD	GRAFTON TOWN OF		30 PROVIDENCE ROAD	GRAFTON	MA	01519	54765	342
110/068.0-0000-0007.0	20 GEORGE HILL ROAD	BONAVITA MARGARET		P O BOX 83	GRAFTON	MA	01519	10125	80
110/068.0-0000-0008.0	18 GEORGE HILL ROAD	HERO WESLEY V	HERO NICOLE M	18 GEORGE HILL ROAD	GRAFTON	MA	01519	47540	163
110/068.0-0000-0009.0	26 REAR GEORGE HILL ROAD	SJOGREN ROBERT M	SJOGREN CAROLYN R	P O BOX 376	GRAFTON	MA	01519	4996	161
110/068.0-0000-0010.0	16 GEORGE HILL ROAD	HORRIGAN SHAWN W	HORRIGAN JENNIFER L	16 GEORGE HILL ROAD	GRAFTON	MA	01519	40404	383
110/068.0-0000-0010.D	14 GEORGE HILL ROAD	FRANK NICHOLAS	SPONSELLER JERLYN K	14 GEORGE HILL ROAD	GRAFTON	MA	01519	47404	255
110/068.0-0000-0010.E	12 GEORGE HILL ROAD	GRAFTON TOWN OF	FROST/BLITHEWOOD PROPERTY	30 PROVIDENCE ROAD	GRAFTON	MA	01519	12311	107
110/068.0-0000-0010.F	8 GEORGE HILL ROAD	CARDENAS JOHNNY	CARDENAS SHAUNA	8 GEORGE HILL ROAD	GRAFTON	MA	01519	46626	171
110/068.0-0000-0011.A	13 GEORGE HILL ROAD	COZ MARIAH PASTELL		13 GEORGE HILL ROAD	GRAFTON	MA	01519	55124	190
110/068.0-0000-0011.B	15 GEORGE HILL ROAD	OTENTI KEVIN	OTENTI LAURA	15 GEORGE HILL ROAD	GRAFTON	MA	01519	44669	136
110/068.0-0000-0012.0	19 GEORGE HILL ROAD	ADAMS JOHN J TRUSTEE	ADAMS FAMILY IRREV. GRAFTON RE TRUS	23 GEORGE HILL ROAD	GRAFTON	MA	01519	3383	49

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EXHIBIT 1d.

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GRAFTON, MA

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TO WHOM IT MAY CONCERN

I, Nicholas Frank of 14 George Hill Rd. in Grafton Mass, do hereby authorize John Carlson of 42 Old Upton Rd., Grafton Mass., to act on my behalf for the purpose of acting on an application for a "special permit," submitted to the Grafton Planning Bd., with an anticipated hearing date of November 5, 2018, or there abouts, to construct a horse barn on our property.

Nicholas Frank

 date 10/8/18

EXHIBIT 1e.

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GRAFTON, MA

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PROJECT DESCRIPTION

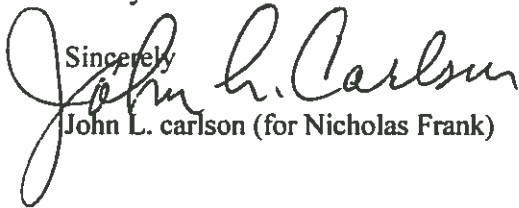
To: Grafton Planning board
FROM: John Carlson (for Nicholas Frank)
SUBJECT: horse barn

Several years ago, Nicholas Frank and wife, purchased the property at 14 George Hill rd. on that property was a horse stable under a Special Permit (SP94-6) issued by the Grafton Planning board. When the Franks purchased the property in 2011, no mention was made that they had to re-apply for the special permit that allowed the building of that stable

During the past year, a fire destroyed that stable and the Franks wish to re-build the stable in the same form. The stable originally consisted of 2 stalls, 10' X 10,' and a feed/hay room, and a Tack room, each measuring 6'x10'. There is also incorporated into the building a 4' overhang at the front end. This would make the overall dimension of the structure 30' wide by 20' in width. The structure would be set on a 4' foundation with conventional framing and pine board exterior with an asphalt shingle roof.

Manure will be composed at edge of property. All feed will be stored in a tight container with hay being stored above grade level. Pest control would be employed as necessary. Stalls to be cleaned on a daily basis.

Sincerely,



John L. carlson (for Nicholas Frank)

EXHIBIT 1f.

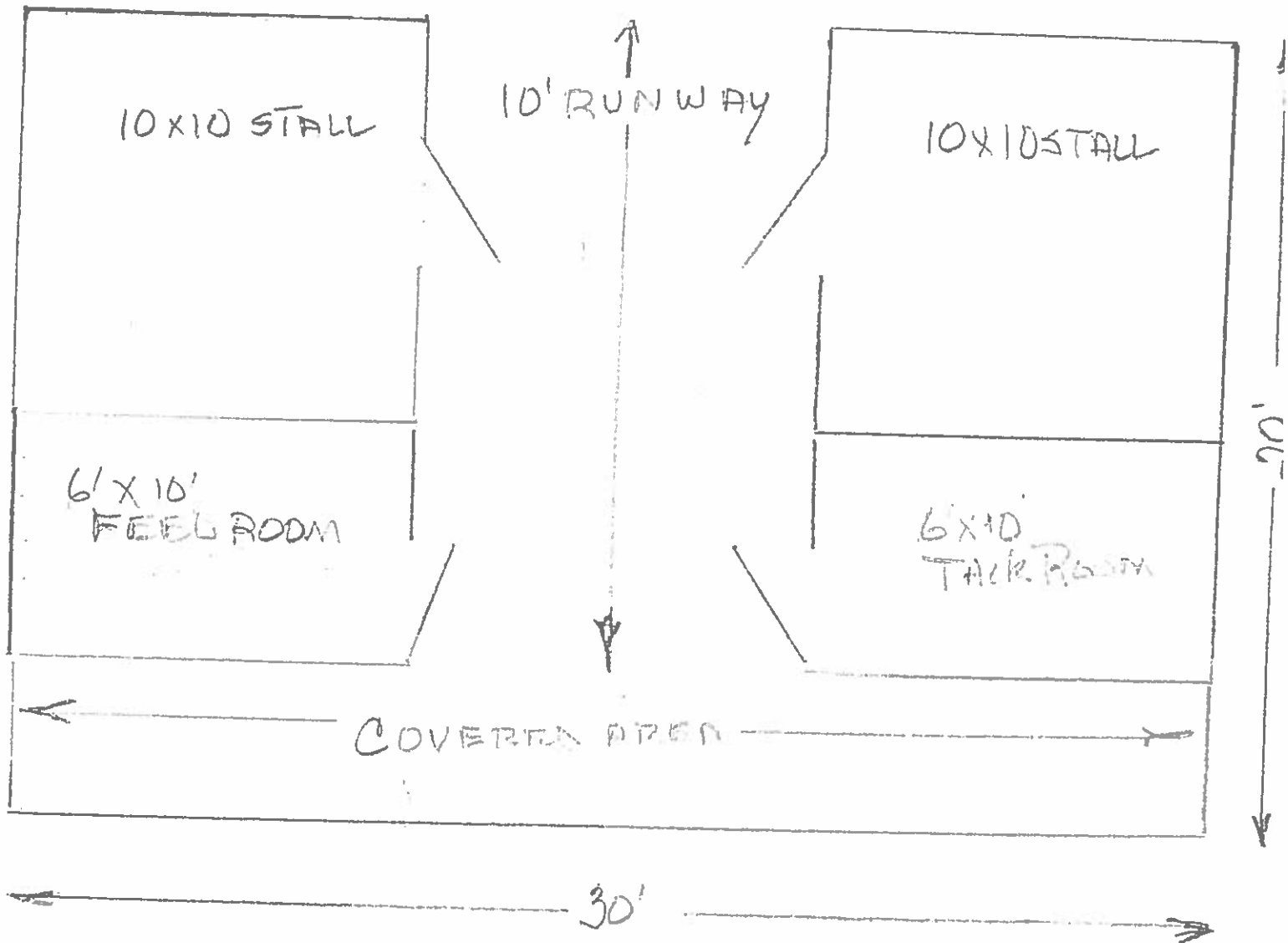
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**PLANNING BOARD
GRAFTON, MA**

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NICHOLAS FRANK
14 GEORGE HILL RD
GRAFTON, MA
01519



PROPOSED STABLE

EXHIBIT 1g.

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PLANNING BOARD
GRAFTON, MA

PARCEL_ID: 110/068.0-0000-0010.D MAP 068.0

BLOCK 0000

LOT 0010.D

PARCEL ADDRESS: 14 GEORGE HILL ROAD

as of: 9/13/2018

PARCEL INFORMATION

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Owner#1: FRANK NICHOLAS
Owner#2: SPONSELLER JERLYN K
Address#1: 14 GEORGE HILL ROAD
Address#2: GRAFTON MA 01519

OCT 9 2018

PLANNING BOARD
GRAFTON, MA

Use-Code: 101
Tax Class: T
Tot Fin Area: 3016
Tot Land Area: 2.875

Sale Price: 450000
Sale Date: 5/20/2011
Sale Type: P
Sale Valid: Y
Grantor: HUPHREYS HOWARD M JR

Book: 47404
Page: 255
Cert/Doc:

Inspect Date: 7/2/2018
Meas Date: 7/2/2018
Entrance: X
Collect ID: KOB
Inspect Reas: B

Road Type: T
Rd Condition: P
Traffic: L
Water: IW
Sewer: SP

Exempt-B/L%: /
Resid-B/L%: 100/100
Comm-B/L%: 0/0
Indust-B/L%: 0/0
Open Sp-B/L%: 0/0

RESIDENCE # 1 INFORMATION

Style:	CP	Tot Rooms:	8	Main Fn Area:	1397	Attic:	N
Story Height:	1.75	Bedrooms:	4	Up Fn Area:	1619	Bsmt Area:	1289
Roof:	G	Full Baths:	2	Add Fn Area:		Fn Bsmt Area:	
Ext Wall:	FB	Half Baths:	1	Unfin Area:		Bsmt Grade:	
Masonry Trim:		Ext Bath Fix:	1	Tot Fin Area:	3016	RCNLD:	263868
Foundation:	CN	Bath Qual:	T			Mkt Adj:	
		Kitch Qual:	T	Eff Yr Built:	1990	Sound Value:	
Heat Type:	HW	Ext Kitch:		Year Built:	1991	Cost Bldg:	263900
Fuel Type:	O			Grade:	A	Att Str Val1:	
Fireplace:	1	Bsmt Gar Cap:		Condition:	A	Att Str Val2:	
Central AC:	N	Bsmt Gar SF:		Pct Complete:			
		Att Gar SF:	672	%Good P/F/E/R:	///74		

<u>Porch Type</u>	<u>Porch Area</u>	<u>Porch Grade Factor</u>
P	144	
T	702	

NBHD CODE: 8				LAND INFORMATION				NBHD CLASS: 2				ZONE: R8	
Seg	Type	Code	Method	Sq-Ft	Acres	Influ-1/2/3	Value	Class					
1	P	130	S	80000		N	139328						
2	R	130	S	45195		N	8135						

DETACHED STRUCTURE INFORMATION										
Str	Unit	Msr-1	Msr-2	E-YR-Blt	Grade	Cond	%Good	P/F/E/R	Cost	Class

SKETCH

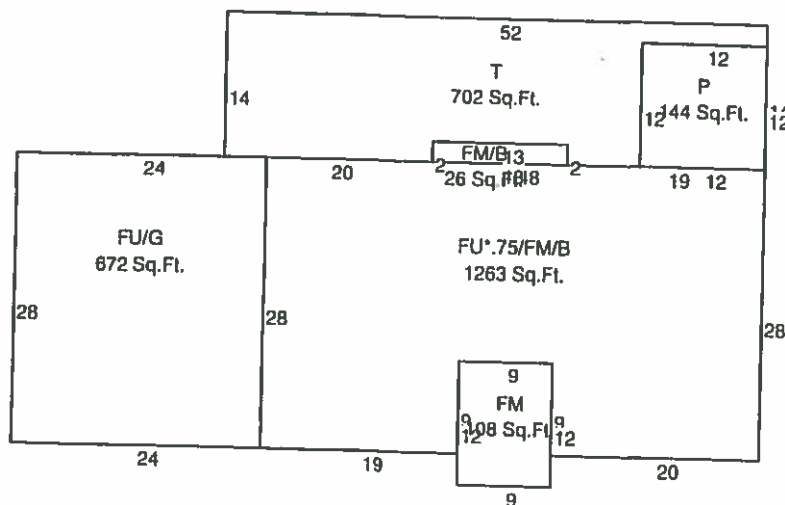
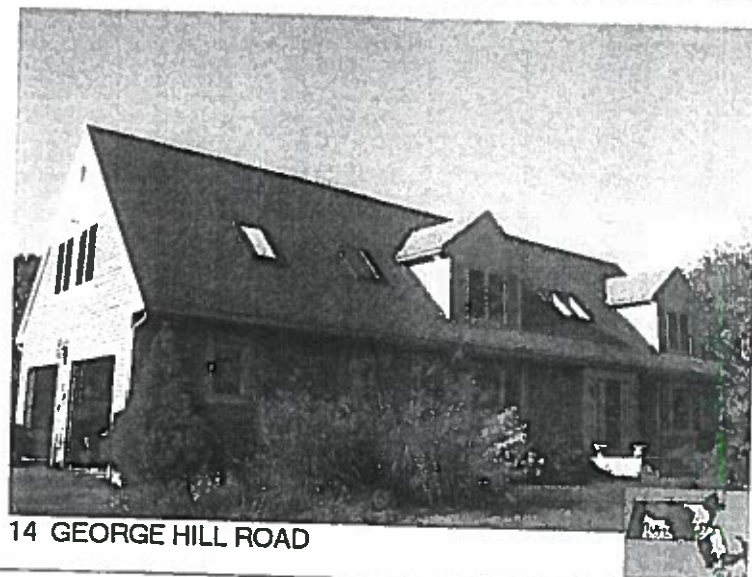


EXHIBIT 1i.

VALUATION INFORMATION					
Current Total:	418700	Bldg:	271200	Land:	147500
Prior Tot:	418700	Bldg:	271200	Land:	147500
				MktLnd:	147500
				MktLnd:	147500

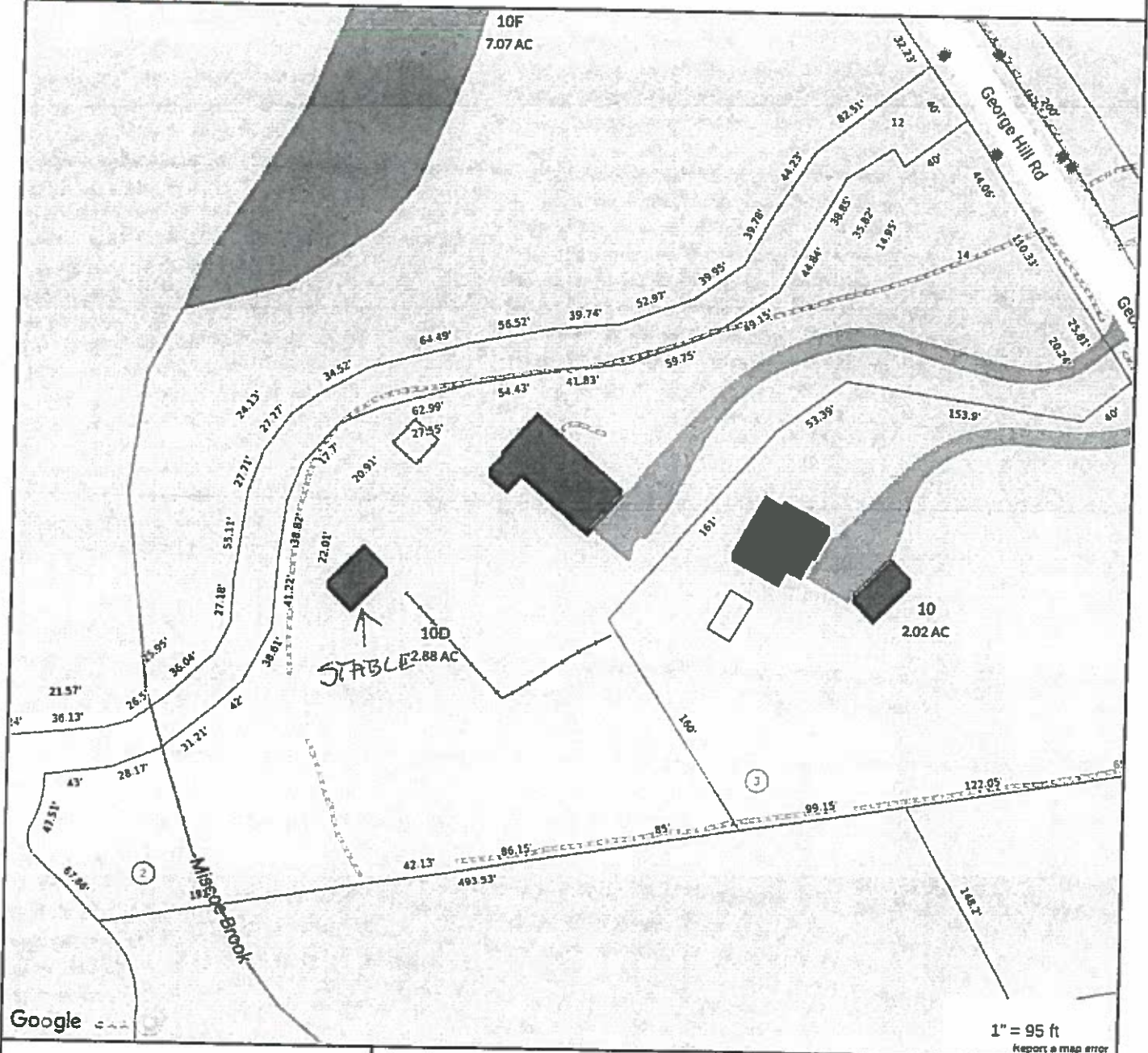
PHOTO



14 GEORGE HILL ROAD

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14 GEORGE HILL



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**PLANNING BOARD
GRAFTON, MA**



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town of Grafton, MA makes no claims and no warranties,
expressed or implied, concerning the validity or accuracy of
the GIS data presented on this map.

Parcels updated 4/1/2018
Properties updated 4/1/2018

EXHIBIT 1j.

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EXHIBIT 1k.

Waiver Request

Attached is a list of requested waivers from the requirements of Section 1.3.3.3 (d)-(g).

- (1.) Provided
- (2.) Provided
- (3.) Provided
- (4.) Provided
- (5.) Provided
- (6.) Provided
- (7.) Provided
- (8.) Provided
- (9.) Waiver request
- (10.) Waiver request
- (11.) Waiver request
- (12.) Waiver request
- (13.) Waiver request
- (14.) Waiver request
- (15.) Waiver request
- (16.) Waiver request
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- (25.) Waiver request
- (26.) Waiver request
- (27.) Waiver request
- (28.) Waiver request
- (29.) Waiver request
- (30.) Waiver request
- (31.) Waiver request

E.) Waiver request

F.) Waiver request

G.) Waiver request

Section 8.2.1._Traffic Study: Waiver request

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PLANNING BOARD
GRAPHICS